15 Leacroft, Staines-upon-Thames, Surrey, TW18 4PB

WELL PRESENTED & SPACIOUS TWO BEDROOM CHARACTER PROPERTY SITUATED ALONG THIS MUCH SOUGHT AFTER ROAD IDEALLY LOCATED WITHIN MOMENTS OF STAINES HIGH STREET & MAINLINE TRAIN STATION. The property benefits from a spacious lounge, separate dining room leading to luxury fitted kitchen, downstairs W.C, two double bedrooms, modern white four-piece bathroom suite, and a large secluded rear garden. Viewings Highly Recommended!

Entrance Porch
With partly glazed door leading to:

Entrance Hall
Light point, stairs to first floor.

Downstairs W.C.
Rear aspect UPVC double glazed window, low level W.C, wash hand basin, radiator.

Lounge
Front aspect UPVC double glazed window, light and power points, radiator, TV point.

Dining Room
Light and power points, radiator, stripped wooden floorboards, cast-iron feature fireplace.

Kitchen
Side aspect UVPC double glazed window, range of modern fitted units at eye and base level, wooden worktops, space for cooker, dishwasher and washing machine, Ceramic sink drainer unit. Rear aspect UPVC double glazed doors to Garden, Velux windows, door to Utility cupboard with space for washing machine, wall mounted boiler and door to W.C.

First Floor

Landing
Light point, access to loft space.

Bedroom 1

Front aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes.

Bedroom 2

Rear aspect UVPC double glazed window, light and power points, radiator, built-in wardrobes.

Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath, low level W.C, pedestal wash hand basin, built-in shower, partly tiled walls, tiled floor, downlighters, heated towel rail.
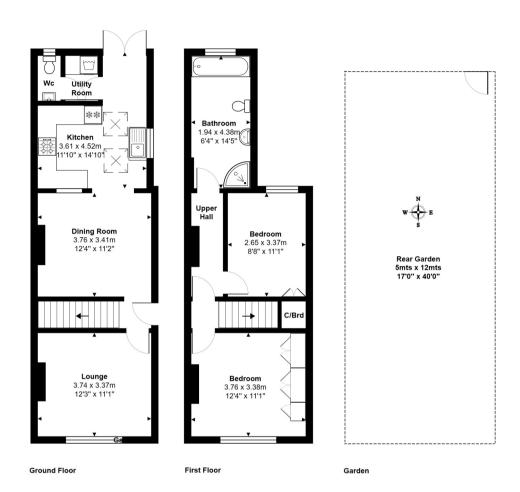

Outside

Front Garden

With pathway to front door, enclosed by wood-panel fencing.

Rear Garden

Paved patio area nearest to property, mainly laid to lawn, enclosed by wood-panel fencing, gated side access to front.

FLOORPLAN

Wc

Utility Room

Kitchen
3.61 x 4.52m
11'10" x 14'10"

Dining Room
3.76 x 3.41m
12'4" x 11'2"

Lounge
3.74 x 3.37m
12'3" x 11'1"

Ground Floor

Bathroom
1.94 x 4.38m
6'4" x 14'5"

Upper Hall

Bedroom
2.65 x 3.37m
8'8" x 11'1"

C/Brd

Bedroom
3.76 x 3.38m
12'4" x 11'1"

First Floor

N
W ✺ E
S

Rear Garden
5mts x 12mts
17'0" x 40'0"

Garden

Total Area: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only.

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